

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE SOUTHERN DISTRICT OF OHIO
EASTERN DIVISION**

In re: Douglas J. Baxter,

Debtor.

CASE NO. 16-57318

JUDGE C. Kathryn Preston

CHAPTER 13

APPRAISAL OF REAL PROPERTY
(3167 Alderridge Court, Dublin, Ohio 43017)

Here comes the Debtor, Douglas J. Baxter, by and through undersigned counsel, and submits the attached as an appraisal of his real estate.

Property Address: 3167 Alderridge Court, Dublin, Ohio 43017
Property Value: \$174,200.00
Date of Valuation: 12/30/16

Respectfully submitted,

/s/ Shannon M. Treynor

Shannon M. Treynor, Esq. (0072813)

Attorney for Debtor

63 North Main Street

P.O. Box 735

London, Ohio 43140

PH: (740) 845-1889

FAX: (740) 845-2919

EMAIL: shannon.treynor@sbcglobal.net

CERTIFICATE OF SERVICE

The undersigned hereby certifies that on the 30th day of December, 2016, a copy of the foregoing Appraisal was served electronically through the Court's ECF system at the email addresses registered with the Court

Office of the United States Trustee, ustregion09.cb.ecf@usdoj.gov

Fay D. English, notices@ch13columbus.com

Heartland Bank, dskrobot@fisherskrobot.com

Ohio Department of Taxation, Erin.Dooley@mifsudlaw.com

PNC Bank, National Association, amps@manleydeas.com

and on the following by ordinary U.S. Mail addressed to:

Douglas J. Baxter
3167 Alderridge Court
Dublin, OH 43017

and on all parties listed on the attached mailing matrix.

/s/ Shannon M. Treynor

Shannon M. Treynor, Esq.
Attorney for Debtor

0648-2
Case 2:16-bk-57318
Southern District of Ohio
Columbus
Fri Dec 30 16:26:52 EST 2016

American InfoSource LP as agent for
Verizon
PO Box 248838
Oklahoma City, OK 73124-8838

American InfoSource as Agent
for Midland Funding LLC
P.O. Box 268941
Oklahoma City, OK 73126-8941

Asst US Trustee (Col)
Office of the US Trustee
170 North High Street
Suite 200
Columbus, OH 43215-2417

Douglas J Baxter
3167 Alderridge Court
Dublin, OH 43017-1805

Bureau of Worker's Compensation
Corporate Processing Dept.
Columbus, OH 43271-0977

Charles R. Janes, Esq.
Manley Deas Kochalski LLC
P.O. Box 165028
Columbus, OH 43216-5028

City of Columbus
City Income Tax Division
50 W. Gay Street, 4th Floor
Columbus, OH 43215-9037

City of Columbus Division of Income Tax
77 N Front St 2nd Floor
Columbus, OH 43215-1895

(p) INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

Erin Marie Dooley
The Law Office of Charles Mifsud, LLC
6305 Emerald Parkway
Dublin, OH 43016-3241

Faye D. English
Chapter 13 Trustee
10 West Broad Street
Suite 900
Columbus, OH 43215-3449

(p) FIRSTMERIT BANK NA
3 CASCADE PLAZA CAS36
3RD FLOOR
AKRON OH 44308-1124

Adam Bradley Hall
Manley Deas Kochalski
P.O. Box 165028
Columbus, OH 43216-5028

Heartland Bank
850 North Hamilton Road
Gahanna, Oh 43230-1757

Heartland Bank
6887 E. Main Street
Reynoldsburg, OH 43068-2249

Huntington Bank, Successor by Merger First M
3 Cascade Plaza-Cas 38
Akron, OH 44308-1124

Jefferson Capital System LLS
P.O. Box 7999
Saint Cloud, MN 56302-7999

(p) JEFFERSON CAPITAL SYSTEMS LLC
PO BOX 7999
SAINT CLOUD MN 56302-7999

Most Funding LLC
c/o Jeffereson Capital Systems LLC
P.O. Box 7999
Saint Cloud, MN 56302-7999

PNC Bank
P.O. Box 5570 BR4358-01-05
Cleveland, OH 44101-0570

PNC Bank
P.O. Box 856176
Louisville, KY 40285-6176

PNC Bank, National Association
P.O. Box 1024
Dayton, OH 45401-1024

(p) PORTFOLIO RECOVERY ASSOCIATES LLC
PO BOX 41067
NORFOLK VA 23541-1067

Premier BankCard / Charter
P.O. Box 2208
Vacaville, CA 95696-8208

Quantum3 Group LLC
P.O. Box 788
Kirkland, WA 98083-0788

RJM Acquisitions Funding LLC
575 Underhill Blvd, Ste. 224
Syosset, NY 11791-3416

Robert G. Ball
Classic Custom Carpentry
5012 Crockett Dr.
Hilliard, OH 43026-9113

David A Skrobot
471 East Broad Street
Suite 1810
Columbus, OH 43215-3863

State of Ohio Department of Taxation
Bankruptcy Division
P.O. Box 530
Columbus, OH 43216-0530

Susan E. Baxter
3167 Alderridge Court
Dublin, OH 43017-1805

Shannon M. Trevnor
Document Page 4 of 7
63 North Main Street
PO Box 735
London, OH 43140-0735

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Department of the Treasury
Internal Revenue Service
550 Main Street, Room 7019
Cincinnati, OH 45202

First Merit Bank
P.O. Box 148
Akron, OH 44309

(d) Internal Revenue Service
Insolvency Group 1, Room 3525
P.O. Box 1579
Cincinnati, OH 45201

Jefferson Capital Systems, LLC
P.O. Box 23051
Columbus, GA 31902-3051

Portfolio Recovery Assoc
POB 41067
Norfolk, VA 23541

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d) American Infosource LP as Agent
for Verizon
P.O. Box 248838
Oklahoma City, OK 73124-8838

(u) Ohio Department of Taxation

(u) PNC Bank, National Association

End of Label Matrix
Mailable recipients 31
Bypassed recipients 3
Total 34

ParcelID: 590-196780-00
BAXTER DOUGLAS J

Map-Rt: 590-N098EAB -140-00
3167 ALDERRIDGE CT

Owner BAXTER DOUGLAS J

Owner Address 3167 ALDERRIDGE CT
DUBLIN OH 43017

Legal Description ALDERRIDGE CT
RIVERSIDE GREEN S 13
LOT 543

Calculated Acres .16

Legal Acres 0

Tax Bill Mailing

[View Google Map](#)

Transfer Date MAY-25-1999

Transfer Price \$127,000

Instrument Type GW

Property Class R - Residential

Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT

Tax District 590 - COLUMBUS-DUBLIN CSD

School District 2513 - DUBLIN CSD

City/Village COLUMBUS CITY

Township

Appraisal Neighborhood 02601

Tax Lien No

CAUV Property No

Owner Occ. Credit 2016: Yes 2017: Yes

Homestead Credit 2016: No 2017: No

Rental Registration No

Board of Revision No

Zip Code 43017

	Land	Improvements	Total
Base	36,700	137,500	174,200
TIF			
Exempt			
Total	36,700	137,500	174,200
CAUV	0		

	Land	Improvements	Total
Base	12,850	48,130	60,980
TIF			
Exempt			
Total	12,850	48,130	60,980

Net Annual Tax	Taxes Paid	CDQ
4,388.02	0.00	

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1984	2,036	8	4	2	1

Frontage	Depth	Acres	Historic District
60	120	.1653	

ParcelID: 590-196780-00
BAXTER DOUGLAS J

Map-Rt: 590-N098EAB -140-00
3167 ALDERRIDGE CT

Year	Market Value	Taxable Value
2016	174,200	60,980
2015	174,200	60,980
2014	174,200	60,980
2013	174,200	60,980

TAX YEAR 2016

	Land	Improvements	Total
Base	36,700	137,500	174,200
TIF			
Exempt			
Total	36,700	137,500	174,200
CAUV	0		

	Land	Improvements	Total
Base	12,850	48,130	60,980
TIF			
Exempt			
Total	12,850	48,130	60,980